Home-Making Booklets

THE SMALL HOUSE

By Marcia Mead

Issued by
McCALL'S MAGAZINE
New York, N.Y.

The Small House

A Group of Homes Designed by
America's Foremost Architects

Compiled by
MARCIA MEAD
McCALL'S CONSULTING ARCHITECT

Issued by
McCall's Magazine
New York
1924

The Small House

A Group of Homes
Designed by
America's Foremost Architects

DO your dreams center about a small home, artistic, designed for the woman who does her own work, convenient in every detail, architecturally beautiful? *Our* dream looks forward to an America of such small houses, for we feel with one of the country's greatest architects, who has contributed to the series offered in this booklet, that "the best is not good enough." A splendid challenge, that, and one which we have spared no effort to meet.

In this endeavor we have won the whole-hearted coöperation of the leading architects of the nation. The best material from the best sources—this has been our first requirement. And then, to insure their practicability in any part of the country, the houses of this series are designed to fall within a conservative building estimate ranging from $4000 to $16000.

With these basic requirements our architects have started. Beyond that point they have been given free rein, so that you are having what approaches the individual service which any great architect gives to his client. Whether or not any one plan embodies your ideal, we believe that in the series you will find at least details which will help make your dreams come true.

Maicia Mead

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Ways and Means

YOU may feel we are promising too much. So let us answer your objections before you bring them up. How can you with an income of only $2,500, think of building a house? Our Statistical Department has worked out a scaling of these houses to incomes ranging from $2,500, which is the average income in the United States, to $10,000. They have calculated the amount which might justifiably be spent on the site, and the equipment, as well as the construction. This scale is worked out on a sound business basis:

INCOME	NO. OF ROOMS	LOT	CONSTRUCTION COST	EQUIPMENT
$2,500.00	4	$ 500	$ 4,500.00	$ 250.00
3,000.00	6	750	6,500.00	325.00
4,000.00	6	1,000	8,500.00	500.00
5,000.00	6	1,500	10,500.00	500.00
6,000.00	7	1,500	12,500.00	700.00
	(Here lowering appropriation to 25% of income)			
7,000.00	7	1,500	12,500.00	700.00
8,000.00	7	1,600	13,500.00	800.00
10,000.00	7 or 8	3,000	16,000.00	1,000.00

We have taken into consideration not only our readers' incomes but we have done our best to find out what they wanted incorporated in the plans. Months ago we sent out a questionnaire asking the housewife what type of house was preferred, what size, what arrangement, what finishing touches, what conveniences in the way of closets and cupboards, labor-saving devices and so on.

And with the income scale and the wishes of our readers in mind, the architects set to work. We had won the sympathetic cooperation of the leading small house architects in the country. *Ernest Flagg*, who designed the Singer Building and the Corcoran Art Gallery in Washington, has turned his attention to the

planning of small houses and has designed for us a house which should cost about $4000 to build, and a second for $6500. An $8,500 house is planned by *Clarence S. Stein*, chairman of the Committee of Community Planning of the American Institute of Architects. *Aymar Embury, 2nd*, planned a $10,000 house which well sustains his reputation for exquisite small houses. In the house designed by *W. D. Foster*, he has shown his rare power to adapt old-world beauty to the American home. No one is better equipped to contribute a plan than is *Grosvenor Atterbury*, architect and planner of Forest Hills Gardens, an outstanding example of community planning. Then there is a house by *Frederick Lee Ackerman*, during the war architectural head of the United States Shipping Board Housing Committee. And *Dwight James Baum*, youngest winner of the Architectural League's Medal of Honor in 1923, has designed a charming house to be built for $13,500. *Otto R. Eggers* who is member of The Office of John Russell Pope, a firm celebrated for the Scottish Rite Temple in Washington, the Lincoln Memorial in Kentucky and many magnificent homes in Newport and elsewhere, has contributed a charming house at a cost of $16,000.

Some of the readers' suggestions have been used as the basis for special houses—a series called The House You Asked For. One was designed by *Albert Lawrence Lloyd*, a member of the firm of Pond and Pond, architects for Hull House. *W. B. Chambers*, F.A.I.A., winner of the American Institute of Architects Apartment House Medal, 1911, has planned a $10,000 house from suggestions sent in answer to the questionnaire. Still another response to the demands of the readers is shown in a special plan from the firm of *Lois L. Howe and Manning*, foremost firm of women architects in the country. The last plans were drawn up by *Marcia Mead*, McCall's consulting architect, who in addition has coöperated in drawing the plans for each of the other houses.

So here we offer the opportunity of a lifetime—plans, blue prints and specifications, drawn up by the foremost architects of the country, for a nominal sum, $15.

That is the project. Let the plans speak for themselves!

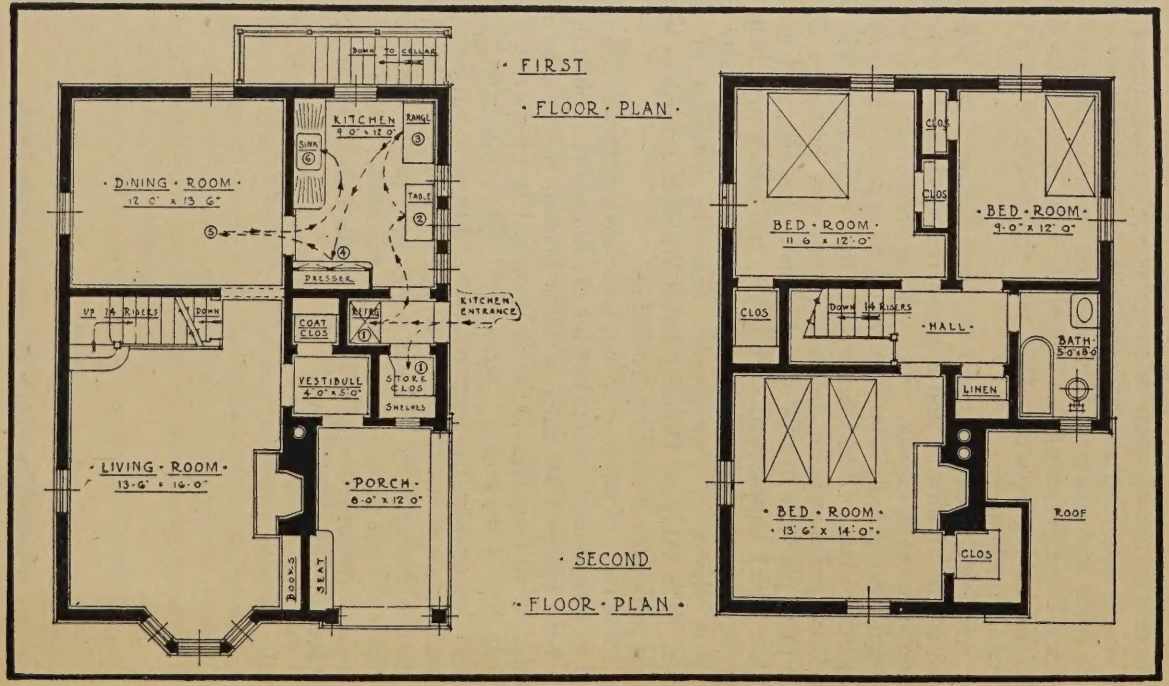
But that is not all there is to it—Homebuilding means more than simply following an architect's plans and erecting something out of stone and mortar. How can you decorate the interior of your new home beautifully and simply? How equip it adequately with labor-saving devices? How plan the garden to be a lovely setting for the house?

In answering these questions we have followed our policy in regard to the architects, and engaged the services of the leading authorities on each subject. Every house presented in this booklet has been treated individually in regard to appropriate equipment and garden plans. And since we feel that each of you will have individual preferences in decorating your new home we do not attempt to plan the details of decoration. Instead, we have two booklets which supplement each other, and which may help you with the fundamentals of decoration. The one by Ruby Ross Goodnow shows in photographs, charming interiors of small houses. The other by Dorothy Ethel Walsh is a series of lessons on first principles of interior decorating.

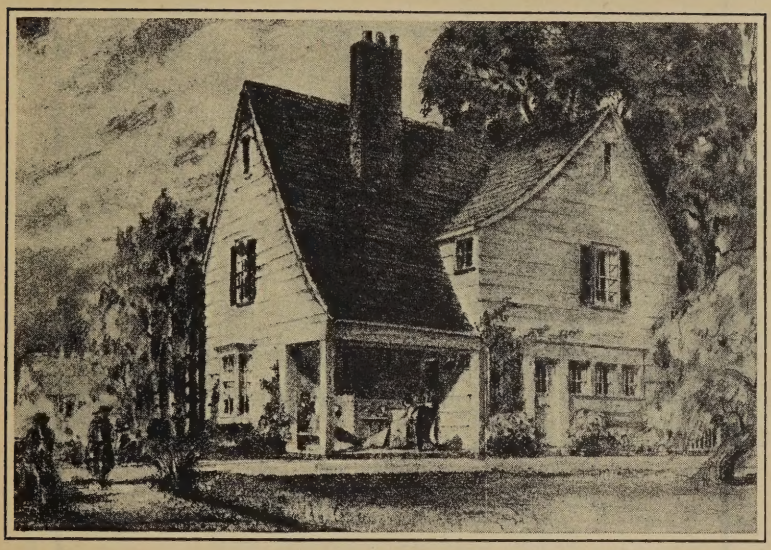
In these days of efficient living, labor-saving devices are recognized as a necessary investment for the housewife. Such devices have been planned for each of these houses, the amount to be invested in this equipment being budgeted in proportion to the building cost of the house. Sarah Field Splint, our consultant on labor-saving devices, has prepared these equipment suggestions.

Garden plans for each of these houses have been worked out by our garden expert, Mrs. Francis King, with careful attention to the placing of the garden in relation to the house. And again the question of appropriateness is kept in mind, and simple planting is suggested for the simple home.

Complete Plans & Specifications $15



Floor plans of six-room house designed by Clarence Stein



Designed by CLARENCE S. STEIN

Cost, about $8,500—Income, $4,000

THIS charming six-room house of clapboard (technically known as siding) demonstrates the practicability of combining convenience with beauty of design. There is not a waste step, for the kitchen is so planned that all the preparation of a meal is done near the vestibule where are the ice-box and food storage-closet, and the serving facilities are near the dining-room.

Closets in every bedroom and a roomy closet for linen and blankets at the head of the stairs add comfort and convenience, and a storage room under the roof is reached by stairs which let down from the ceiling. In every room windows are placed with a view to cross draughts and to artistic arrangement of furniture. The beams, windows, doors and woodwork are designed in stock sizes to insure economy in construction.

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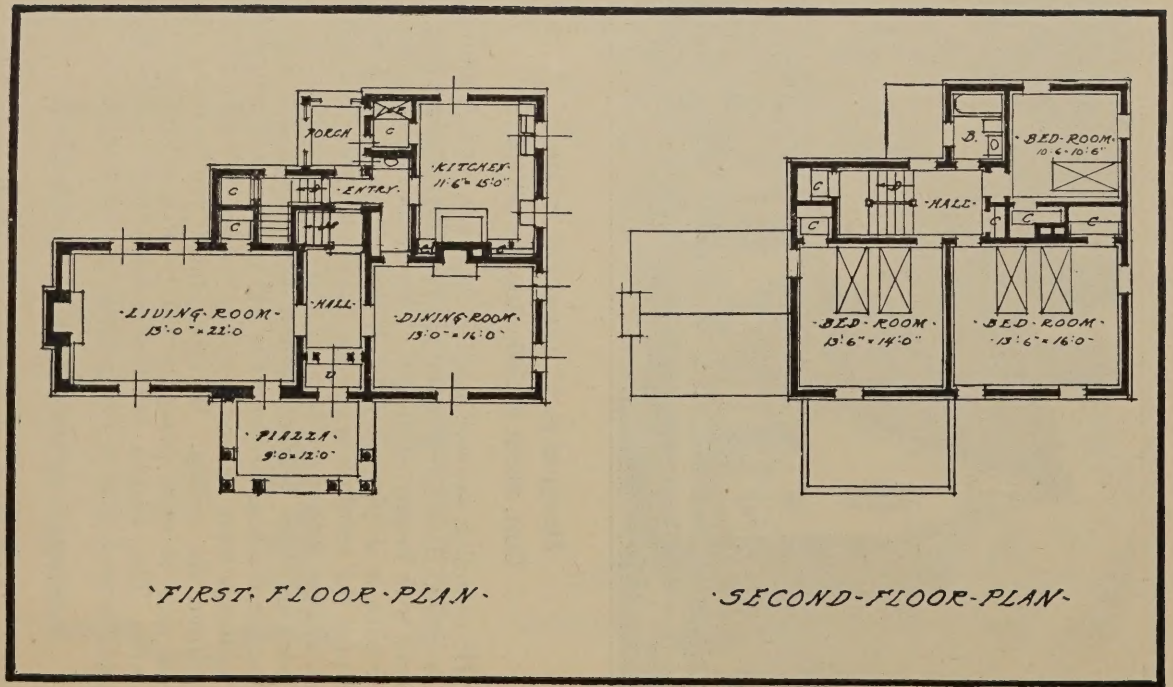


Floor plans of six-room house designed by Aymar Embury II

Designed by AYMAR EMBURY II

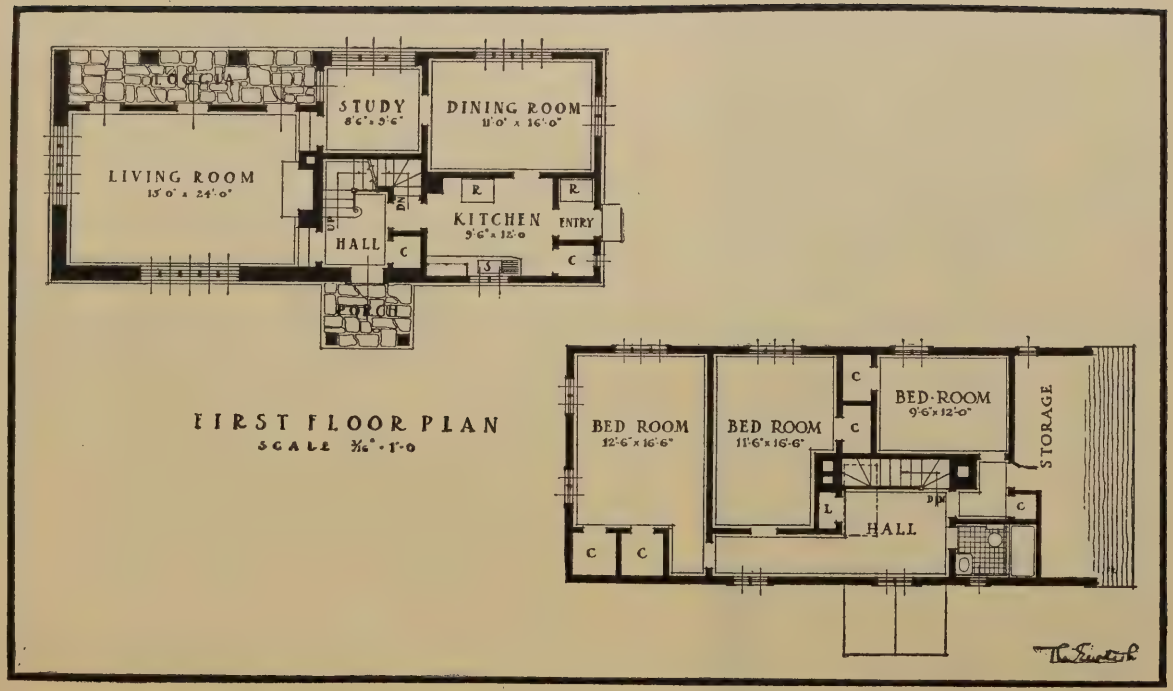
Cost, $10,000—Income, $5,000

THIS white frame Colonial house of six rooms, with shutters in cool green, expresses the atmosphere we want in American towns. It is designed to give a maximum of accommodation with a minimum of floor area and every inch is used. A vestibule opens into a hall running the length of the house, with the living-room at one side and the dining-room at the other. An entry at the back makes possible an entrance to the kitchen, dining-room and cellar-stairs without passing through the front.

The details that mean convenience for the efficient housekeeper are all taken care of in the plentiful supply of closets, cupboards, and shelves. The rooms are of ample size and so well planned in the placement of windows and fireplaces that the furniture is easily arranged, and cross ventilation is also considered.

Stock material is used throughout for moldings, windows, doors and frames—not only for the sake of economy but also to show how well-adapted they are to the type of architecture.

Complete Plans & Specifications $15



Floor plans of seven-room house designed by W. D. Foster and Harold W. Vassar

Designed by W. D. Foster and Harold W. Vassar

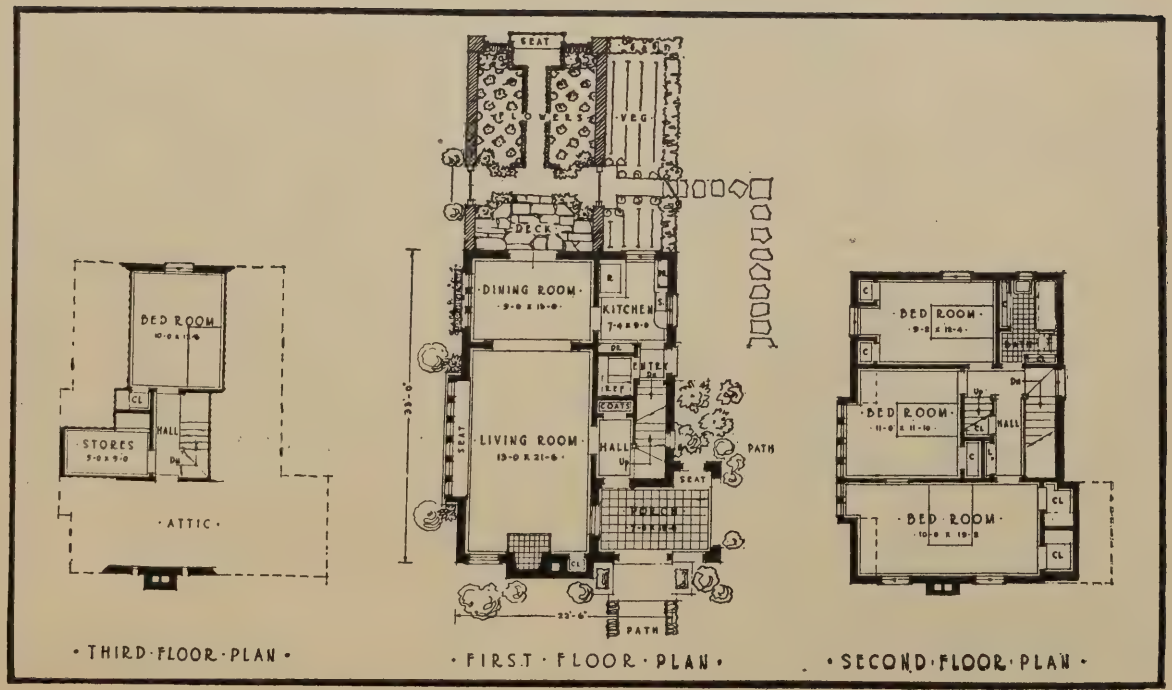
Cost, $12,000—Income, $6,000

A BIT of England seems to have been caught in this seven-room house of stone and siding and stucco. The casement windows and the sweep of the roof over the dining-room and kitchen, and most of all the arrangement of the rooms with the garden as a contact point—these details are delightfully English.

Two steps down from the hall at the left is a big living-room, opening on to a paved loggia with the garden beyond. Connecting the living-room and dining-room is the little "study." The kitchen is at the front of the house with an entry to the side, so that all the living-rooms command an attractive outlook.

Upstairs there are three well-planned bedrooms, a bathroom, and an unfinished attic to serve as a storage room. A second bathroom could easily be added in the space now allotted to an extra closet in the master bedroom.

Complete Plans & Specifications $15



Floor plans of seven-room house designed by Grosvenor Atterbury

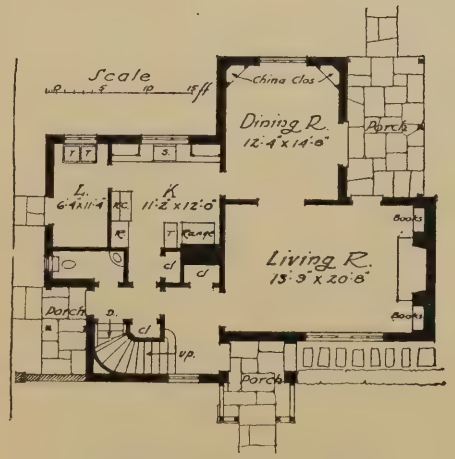
Designed by GROSVENOR ATTERBURY

Cost, $12,500—Income, $6,000

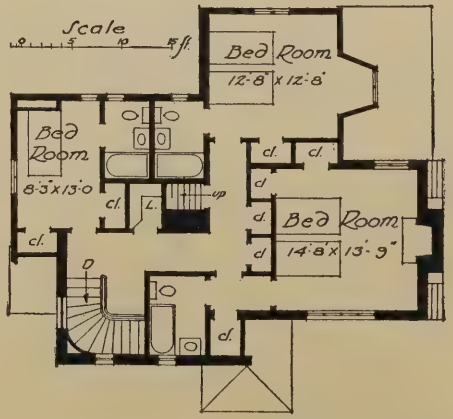
A PICTURESQUE house is the seven-room one shown above, with its combination of brick, plaster and weathered beams, its casement windows, and its irregular roof line. Economy has been practised through a process of elimination. For example, the frame of the house is wood, the brick surface is a four-inch veneer, and the wooden frame is used inside to give an effect of paneling in the living-room and the dining alcove. Upstairs, lath and plaster are replaced by one of the modern sheet materials.

There is little, if any, waste hall, cellar or attic, and space is saved in using the alcove-end of the living-room as a dining-room. It adds to the size and attraction of the living-room when not in use and yet can be cut off before and after meals.

An important point in this house is that the unsightly "rear" has been eliminated. In fact the house is "front" on all sides.

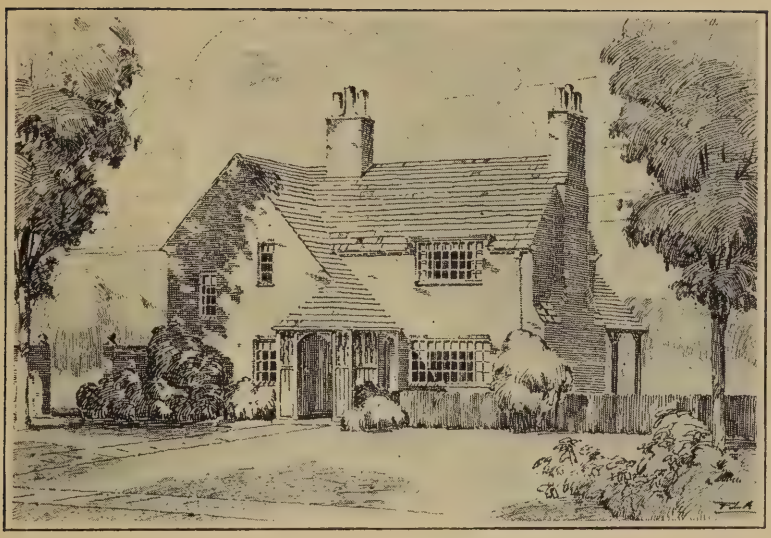


FIRST FLOOR PLAN.



SECOND FLOOR PLAN

Floor plans of seven-room house designed by Frederick Lee Ackerman

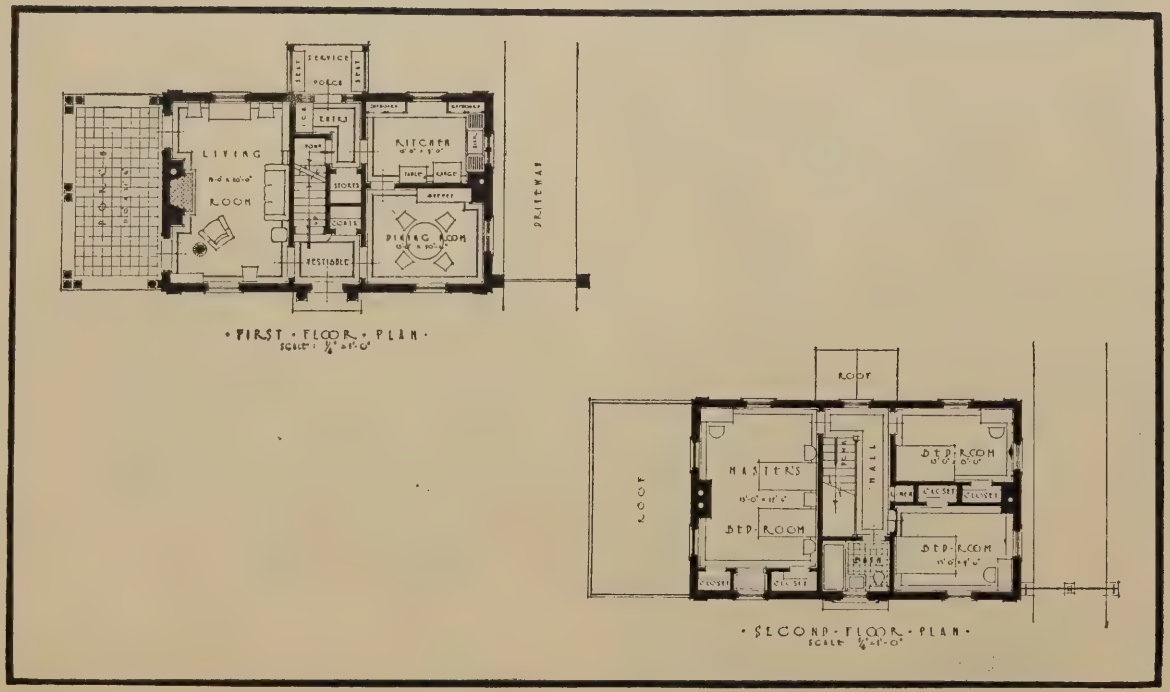


Designed by FREDERICK LEE ACKERMAN

Cost, $12,500—Income, $7,000

AGAIN a house with no unsightly rear! It is a seven-room house of brown-red brick and soft gray-brown siding, and the slightly graduated roof is of slate, vari-colored but not too striking. There is a living-porch at the side of the house, placed in such proximity to the living-room and dining-room as to supplement both and apparently to increase the size of the house. The serving pantry has been sacrificed to a well-lighted laundry, adjoining the kitchen.

The house is simply finished throughout; the "trim" in the hall and living-room gray-brown, and fawn in the dining-room, while the whole second story is finished in ivory. Linoleum replaces hardwood floors everywhere. Linoleums come in unusual finishes, suggesting tiles and parquet floors.



Floor plans of seven-room house designed by Dwight James Baum

Designed by DWIGHT JAMES BAUM

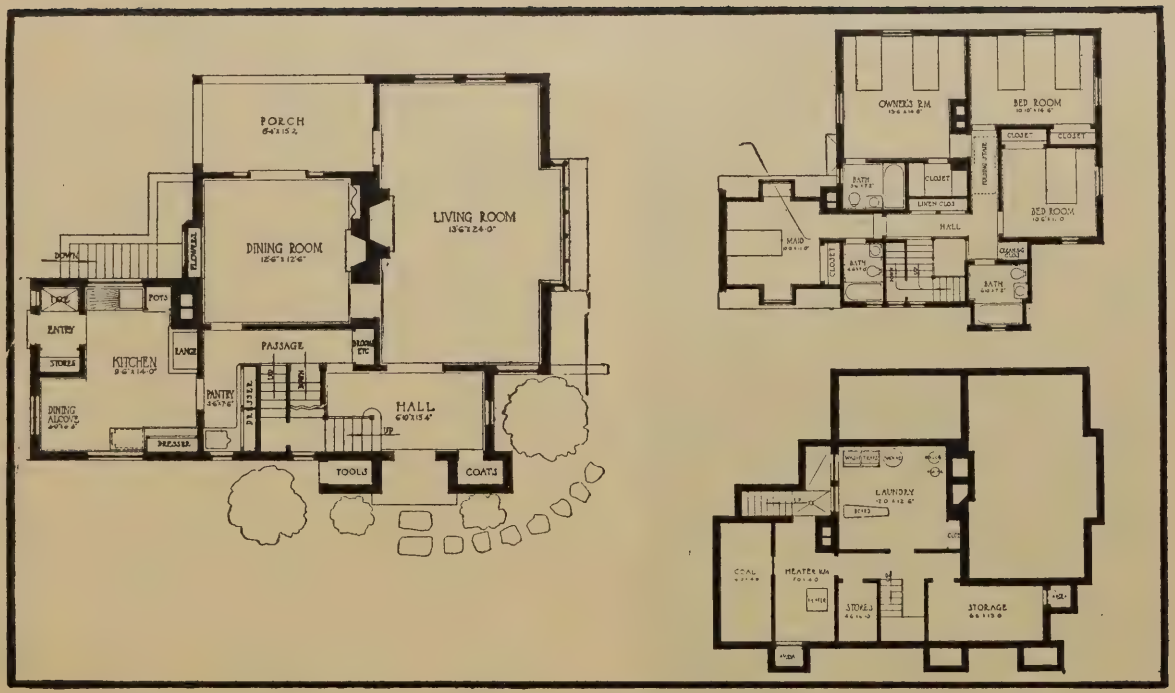
Cost, $13,500—Income, $10,000

THE charm of colonial days distinguishes this dignified modern, six-room house of mellowed brick with white trim and ironwork in flat black. The influence of the Georgian period is evident in the flat roof with the small parapet wall hiding the gutter. The columned porch at one side and the gateway at the other make the house seem larger than it actually is.

A large living-room at the left of the hall opens out on to the porch; to the right is the dining-room, and back of that the kitchen. The entry at the back serves as refrigerator-room, entrance for tradespeople, and opening to the cellar stairs.

The second story has a well-lighted, small hall, with a bathroom easily accessible. Triple exposure in the owner's bedroom, double exposure in each of the others, and ample closet space are details which the homemaker appreciates.

Complete Plans & Specifications $15



Floor plans of eight-room house designed by Otto R. Eggers, of The Office of John Russell Pope

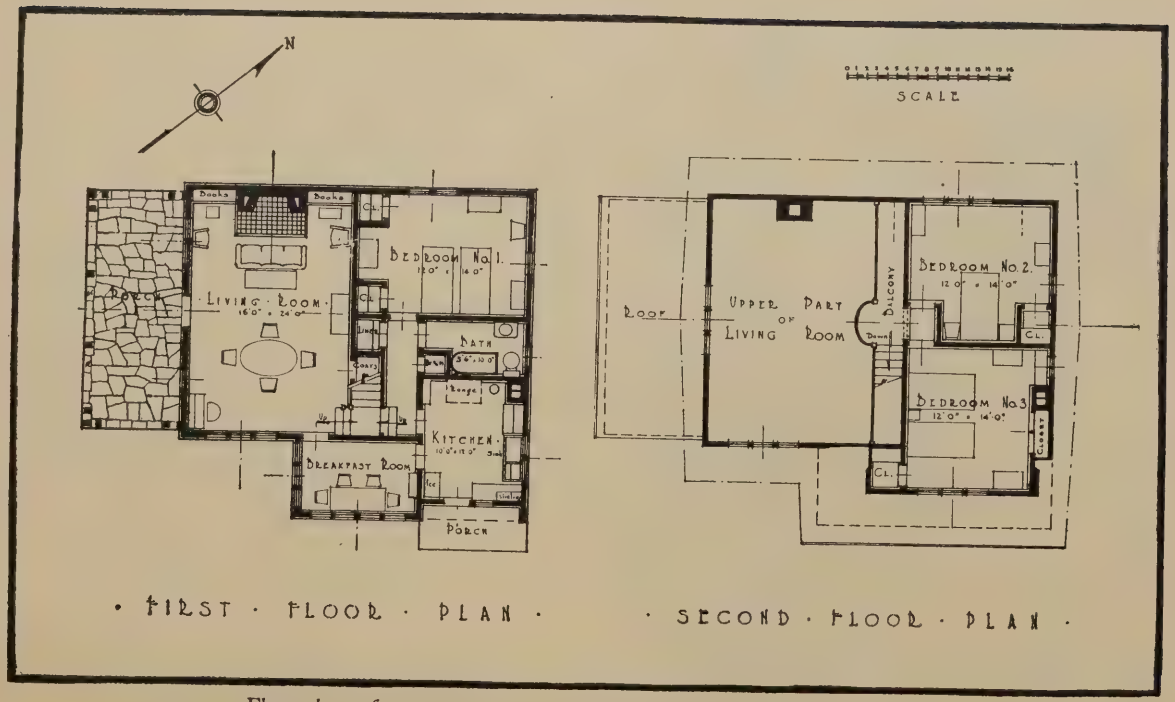
Designed by Otto R. Eggers

Cost $16,000—Income, $10,000

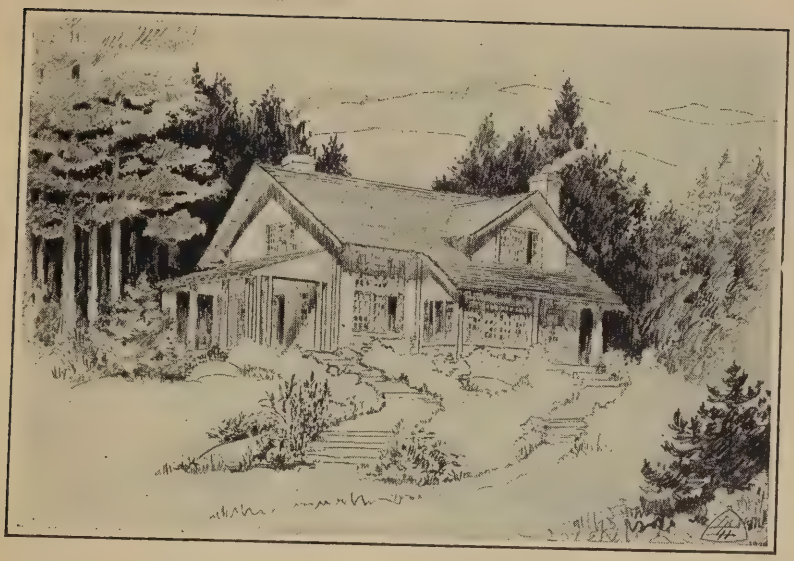
THE brick-and-stucco seven-room house of the English cottage type is an example of a larger house which still makes every square foot of space tell. The first floor is built of brick in irregular sizes and random colors, and above the brick the second story is of cement stucco with trim and timber of cypress, rough-finished and slightly stained.

The entrance leads into a hall of ample size, and opening off of it is a big living-room, with open fireplace, a broad bay window, and at the rear an entrance to a large porch. The kitchen is lighted on three sides. All the bedrooms have windows on two sides and provision is made for three bathrooms. The basement is planned for a laundry and two good-sized storerooms; each room kept from coal dust or ashes by partitions and doors.

Complete Plans & Specifications $15



Floor plans of summer cottage designed by Lois L. Howe and Manning



Designed by LOIS L. HOWE AND MANNING

A Summer Cottage You Asked For—Cost, $5,000

A SUMMER cottage which might be converted into an all-the-year-round house is illustrated here. It seems to fit in with the wooded hillside, with its eaves and gables, the brownish gray stain of the siding, and the gray-green shingles.

The house is not plastered and the framing is heavy but widely spaced. The walls and framing are left in their natural color to "weather," and a coat of gray paint may be used for the trim round the windows, the sash, the doors, the stairway and balcony.

The living-room gives one a sense of space and out-doorness, for it is carried to the roof, and the two upstairs bedrooms open off the balcony along the side of the living-room. A breakfast room opens from both kitchen and living-room and contains a dresser for china, silver and linen. The main bedrooms and bath are on the first floor and the other two bedrooms are above them.

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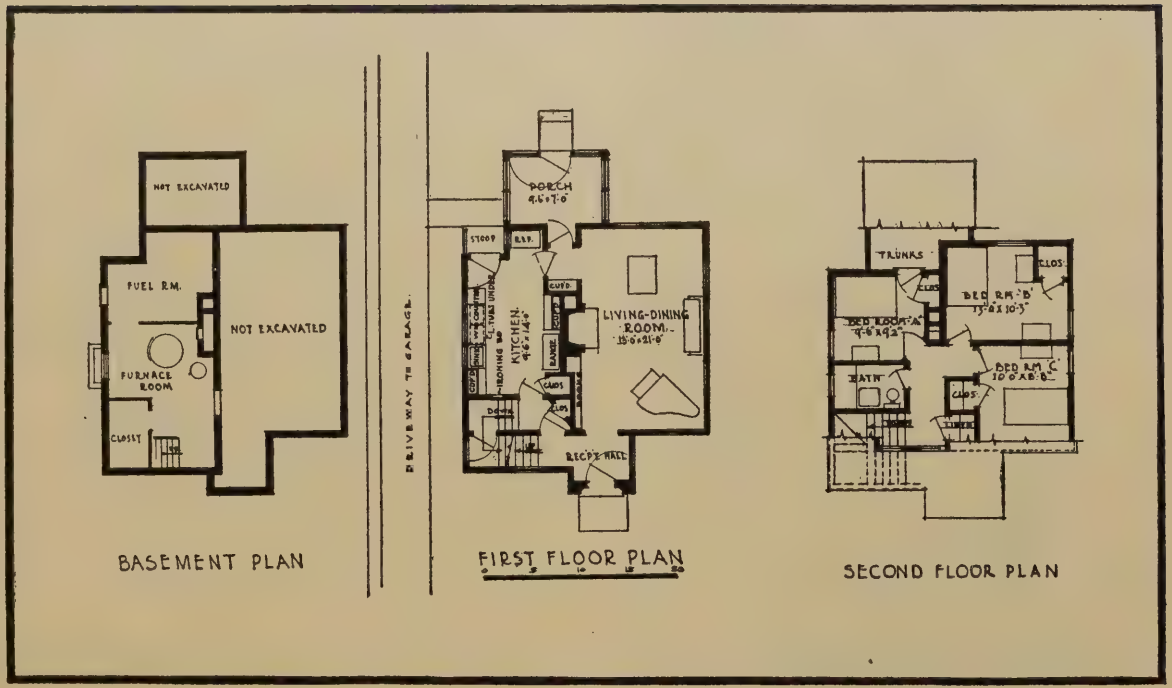


Floor plans of five-room house designed by A. L. Lloyd of Pond and Pond

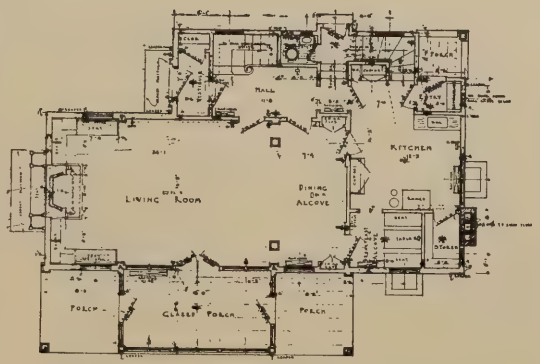
Designed by A. L. Lloyd

A House You Asked For—Cost, $6,000

THIS house was designed to accord with requirements drawn up by those of McCall's readers who are professional people—teachers, ministers, doctors, lawyers. It must have combined living- and dining-room of generous proportions with a real fireplace and a closet for the dining-room china and linens; a kitchen in which should be placed a sink, laundry tubs, refrigerator, cupboards, kitchen closet, and stove; a porch, three bedrooms, bath and numerous closets—all for $6,000.

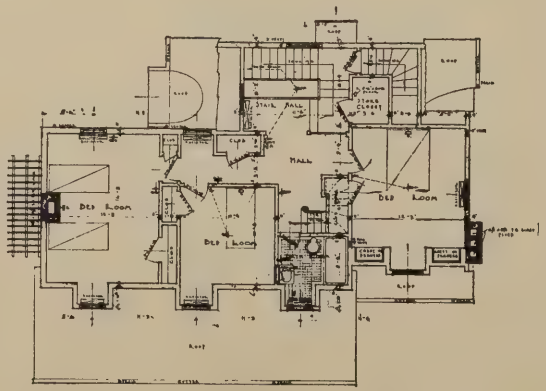
A combination of wide sidings painted white, shingles in mottled gray, and trim and roof shingles of dark green, was chosen for the exterior. The living-room opens off the reception-hall and at the far ends leads on to a porch; which in summer makes a supplementary dining-room. The kitchen is fully equipped, is bright and cheerful and convenient to every part of the house.

Complete Plans & Specifications $15



FIRST FLOOR PLAN

SCALE ¼" = 1'-0"



SECOND FLOOR PLAN

Floor plans of six-room house designed by Walter B. Chambers

Designed by WALTER B. CHAMBERS

A House You Asked For—Cost, $10,000

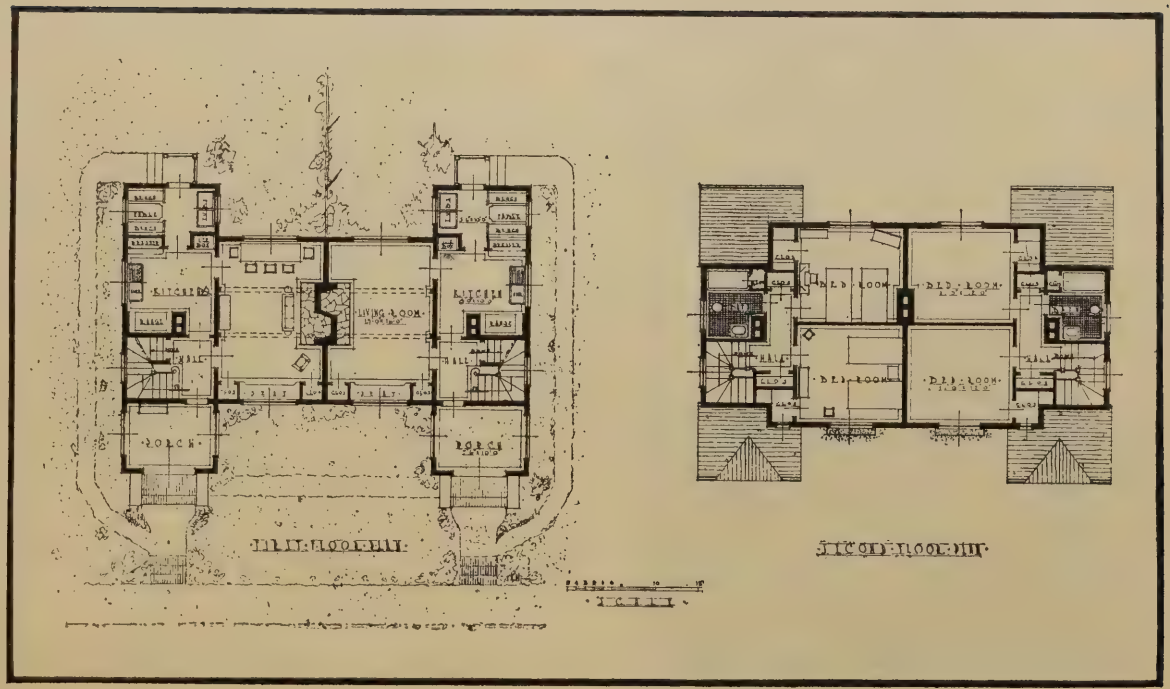
AGAIN the living- and dining-room are combined in this six-room house. This time one end of the living-room forms a dining alcove with a refectory table and one built-in seat. A novel feature is a breakfast alcove at one end of a kitchen planned to accord with the demands of the homemakers of McCall Street, with range, sink, cupboards for the pots and pans, and a proper store closet. The refrigerator is iced from outside.

Each of the bedrooms has its own closet and the space under the slope of the roof gives additional closet and storage facilities.

Only one bathroom is planned but a second could be added. Attic storage place and a basement laundry make use of what might otherwise be waste space.

The house as illustrated is built of stucco with a roof of shingles.

Complete Plans & Specifications $15



Floor plans of two-family house designed by Marcia Mead

Designed by MARCIA MEAD

A Two-Family House You Asked For—Cost, $13,500

THERE is assuredly a place for the two-family house in the modern scheme of life, and as a thrift proposition it has strong appeal. This plan is prepossessing in appearance with the leaded pane windows and the two distinct entrances at reasonable distance.

The comfortable living-room with its big fireplace and windows at each end serves double duty as living-room and dining-room. But for breakfast there is a small room beyond the kitchen. This room, one day a week, is converted into a laundry.

The table is placed between two benches, and the built-in laundry tubs are on the other side.

In the second story are two good-sized bedrooms with roomy closets, and a bathroom and additional closets open off the hall.

The cellar is excavated under the service portion and hall, providing a furnace room, coal room, store room and fruit closet.

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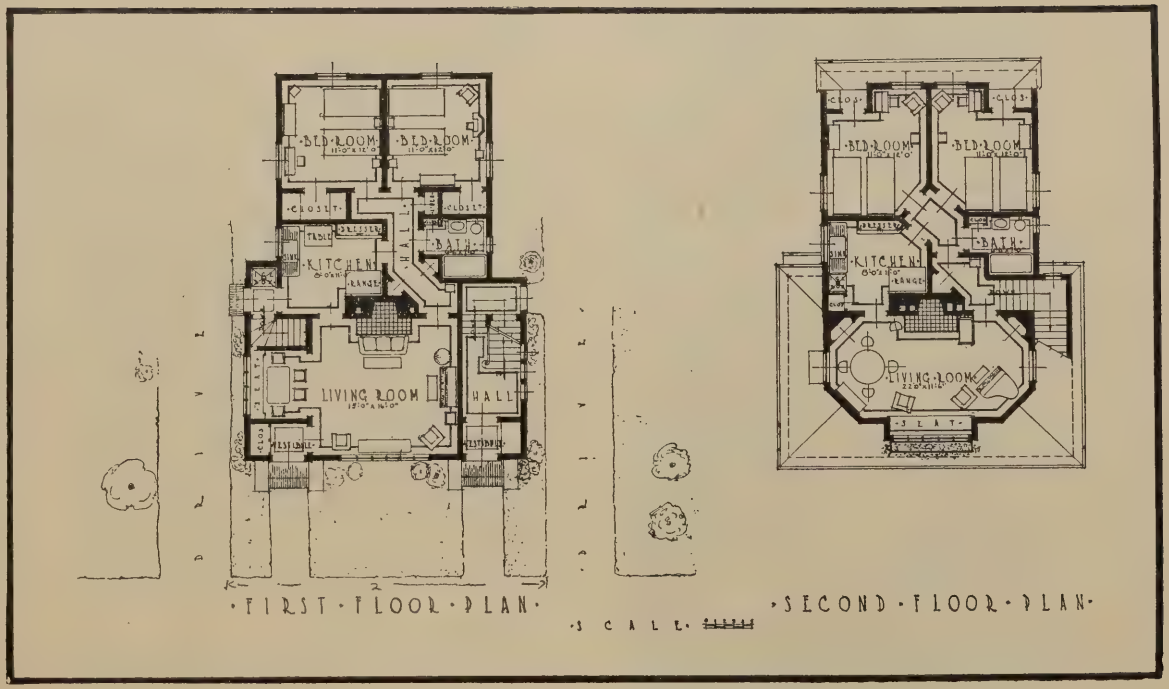


Floor plans of two-apartment house designed by Marcia Mead

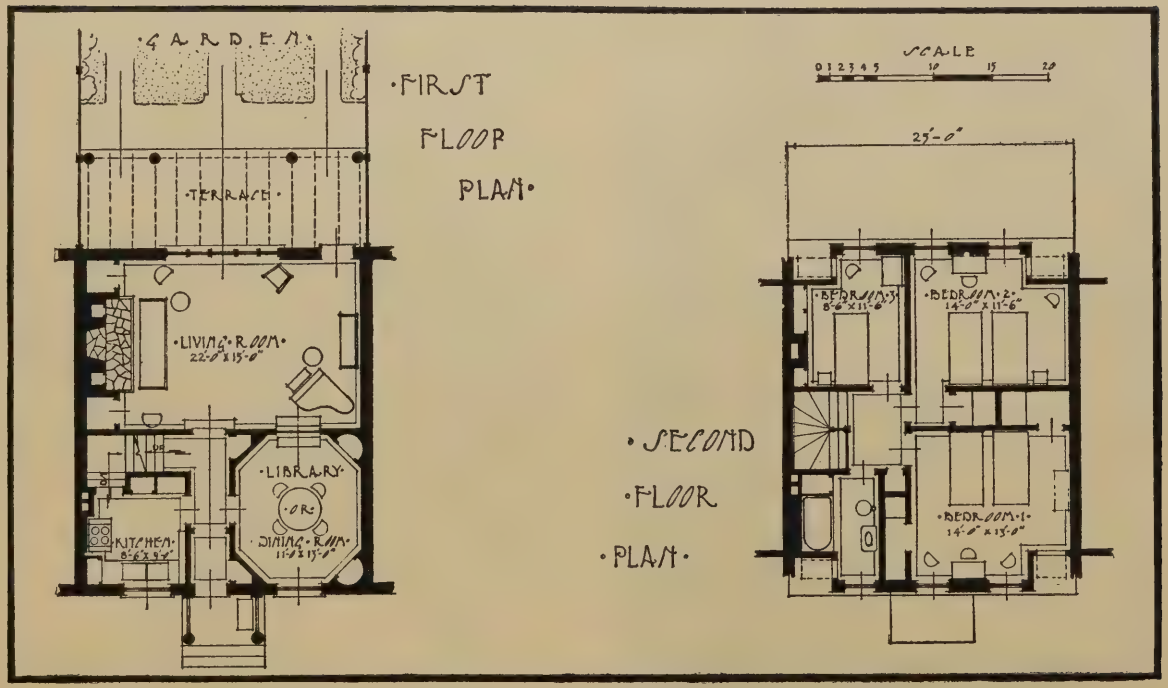
Designed by MARCIA MEAD

A Two-Apartment House You Asked For—Cost, $13,500

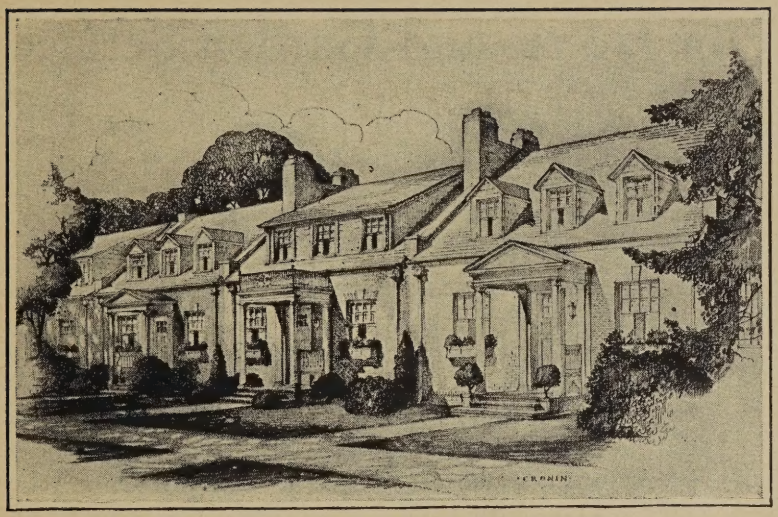
CERTAINLY one of the solutions of the housing problem is found in this type of two-apartment house. To the home-builder it makes possible a self-supporting proposition. To the real estate man it offers a profitable investment. To the manufacturer it affords a solution of the industrial housing problem. And to the person who wishes to utilize a home too large for himself it gives a suggestion for remodelling.

The house looks like a double house, with its separate entrances, yards, and a cellar divided into two sections to provide separate heating plants and storage space. The apartments are alike in floor plan but the second-floor apartment has dormer windows and alcoves which add a distinctive charm. Each of the living-rooms has an alcove which serves as a dining-room.

Complete Plans & Specifications $15



Floor plans of town house (or row house) designed by Marcia Mead



Designed by MARCIA MEAD

The Town House You Asked For—Cost, $7,500

THE row house has long been the despair of those who want to express their individuality in their homes. But here is shown the last word in the row house, tangible evidence that individuality is possible. By varying dormers and other details, by relieving the monotony of the roof line with parapets and chimneys, these houses, alike within, are distinctive outside.

There are no dark middle rooms as each house is but two rooms deep. The windows are so numerous and large that porches are not missed. The kitchen and dining-room are at each side of the entrance hall. Beyond, with windows opening out on to the garden, is a large living-room with a huge fireplace at one end. There are three bedrooms upstairs, one single room and two double, with an ample clothes closet in each, and there is a convenient cleaning closet off the hall.

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After you have selected your house plans and can turn your attention to the final touches of decorating and equipping your home let us give you the benefit of our house and garden service. We shall gladly send you without charge:

The House of Good Taste, by Ruby Ross Goodnow

Decorating Your Home, by Dorothy Ethel Walsh

Equipment suggestions for your individual house, prepared by Sarah Field Splint

A garden plan for your house, by Mrs. Francis King

All these aids are yours for the asking. Tell us for which house you desire them—and send us three two-cent stamps for posting the material.

To buy the architect's complete building plans and specifications send $15. Such working plans usually cost hundreds of dollars—about one-tenth of the building cost of a house. McCall's, as part of its generous service to you, offers you this opportunity to avail yourself of the working-aid of America's most noted architects.

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